

PROJECT TITLE
POPS WINE & SPIRITS
FORSYTH COUNTY, GA

- LEGEND**
- I.P.F. = IRON PIN FOUND
 - I.P.S. = IRON PIN SET
 - RB = RE-BAR
 - N/W = RIGHT OF WAY
 - P.L. = PROPERTY LINE
 - C.L. = CENTER LINE
 - B.L. = BUILDING LINE
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - P.P. = POWER POLE
 - P-- = POWER LINE
 - N/P = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - P.C. = PAGE
 - D.E. = DRAINAGE EASEMENT
 - F.H. = FIRE HYDRANT
 - M.H. = MANHOLE
 - SWCB = SINGLE WING CATCH BASIN
 - DWCB = DOUBLE WING CATCH BASIN
 - 999.0 = EXISTING SPOT ELEVATION
 - CMP = CORRUGATED METAL PIPES
 - CCP = REINFORCED CONCRETE PIPE
 - J.B. = JUNCTION BOX
 - T.B.M. = TEMPORARY BENCH MARK

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,384 FEET AND AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,925.991 FEET.

TYPE OF EQUIPMENT: TOPCON ROBOTIC 8205

TOTAL AREA=
79,362 SQ. FT.
1.822 ACRES

PLAT REFERENCES:

- 1) COMPILED PLAT FOR CLARKE RAWSON & PENN HODGE PREPARED BY RICHARD MAY & ASSOCIATES, DATED MARCH 17, 1989, RECORDED IN DEED BOOK #44, PAGE 277.
- 2) SURVEY FOR PHOENIX LAND & INVESTMENT, INC. PREPARED BY GROSS, FLORES & ASSOCIATES, DATED JANUARY 17, 1995.
- 3) SURVEY FOR WISE BUSINESS FORMS PREPARED BY SAVAGE AND ASSOCIATES, DATED AUGUST 23, 1984, RECORDED IN PLAT BOOK 21, PAGE 61.

SURVEY NOTES:

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS REIDENTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

ACCORDING TO F.L.R.M. MAP NO. 13117C 0226F, DATED 03/04/2013, THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH (GA. WEST ZONE).

TAX PARCEL 064 023

CURRENT ZONING CBD COMMERCIAL BUSINESS DISTRICT)

WATER & SEWER PROVIDED BY FORSYTH COUNTY WATER & SEWER DEPARTMENT

MAXIMUM BUILDING AREA=55,828 S.F.

MAXIMUM HEIGHT=75/5 STORIES

MINIMUM LANDSCAPED OPEN SPACE=11,960 S.F.

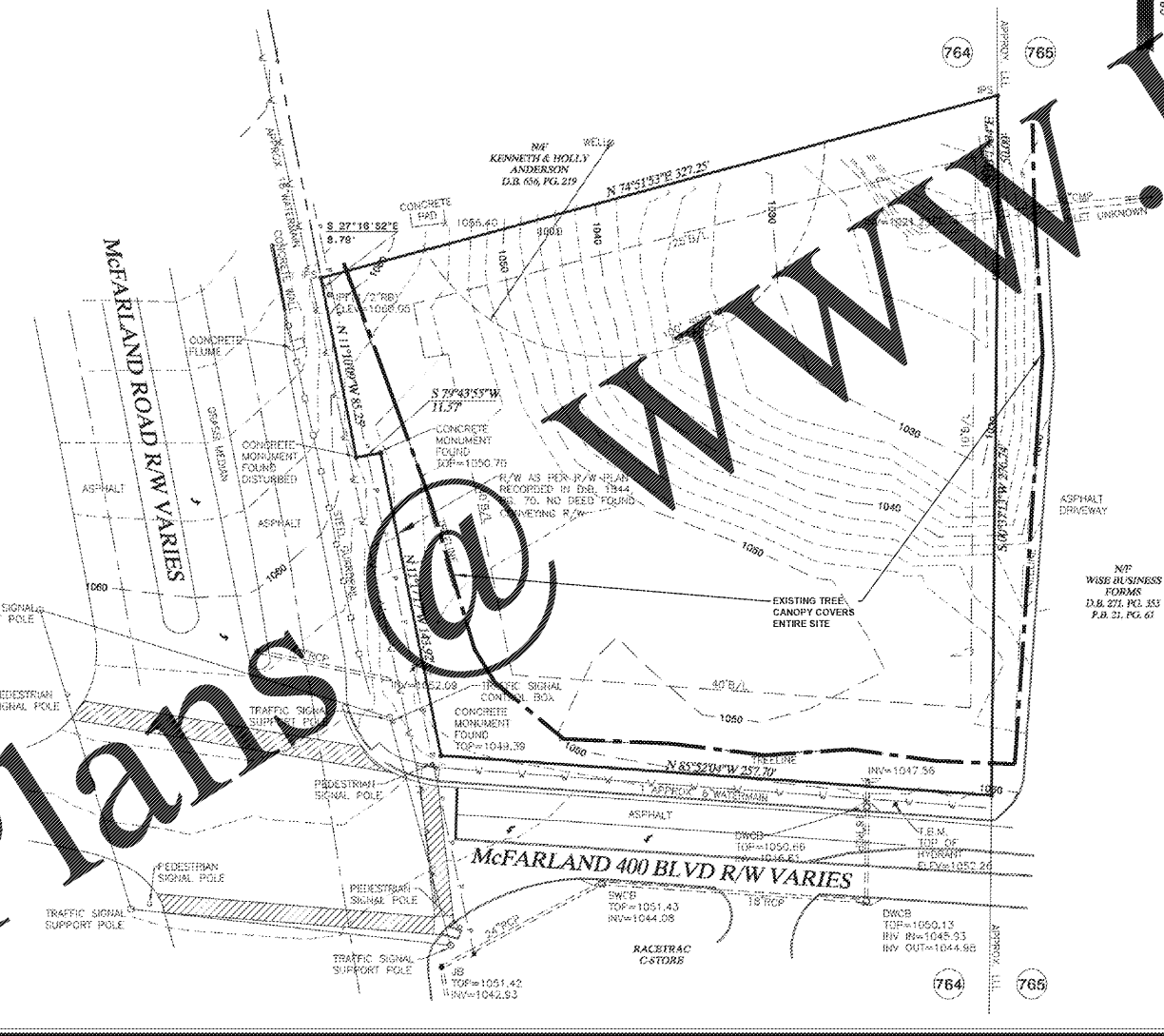
10' LANDSCAPE STRIP ADJACENT TO R/W

SETBACKS:

- 40' FRONT
- 10' SIDE
- 25' REAR

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYING AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

40 0 80 160
GRAPHIC SCALE FEET



OB COMPANIES
SIMPLY SELF STORAGE
@ McFARLAND INDUSTRIAL PARK

BOUNDARY & TOPOGRAPHIC SURVEY FOR:

FIELD DATE: JUNE 27, 2014
SCALE: 1" = 14.032 FEET
COUNTY: FORSYTH, GA

Henderson
Land Surveying, LLC

2980 HOLTZCLAW ROAD
CUMMINGS, GA 30041
PH: 708-654-2015
C.O.A. #LS00082

Stone shall not remove or alter any monument, which is shown on this plat, unless the owner has been advised in writing that the monument is not necessary to the plat, and that the land to be surveyed is not affected thereby.

Deaturonomy 1814



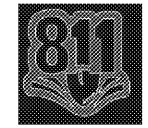
Notes:

1. EXISTING CONDITIONS TAKEN FROM A SURVEY BY HENDERSON DATED JULY 2014. RCEUS, LLC DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF EXISTING CONDITIONS OR THE INFORMATION SHOWN ON THESE DRAWINGS.
2. UTILITIES AND OTHER FEATURES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS OR ARE AT LOCATIONS AND ELEVATIONS DIFFERENT THAN SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE SITE AND SURROUNDING AREAS, THAT WILL AFFECT OR BE AFFECTED BY THE PROPOSED CONSTRUCTION PRIOR TO ANY CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOT START CONSTRUCTION ON THE AFFECTED AREAS UNTIL ALL DISCREPANCIES ARE RESOLVED.

EXISTING CONDITIONS

PROJECT NO:	201922
DATE:	N.T.S.
DATE:	01/15/2019

C2.01



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CALL US FIRST!
UTILITIES PROTECTION CENTER
1-800-282-7411
(404) 325-5000
(METRO ATLANTA ONLY)

IT'S THE LAW

Disclaimer

THESE PLANS AND DIMENSIONS ARE NOT TO BE CHANGED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF RCEUS, LLC. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF RCEUS, LLC ARE UNAUTHORIZED, AND SHALL RELIEVE RCEUS, LLC OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.